

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: SHELBY
Local Government Number: 83G795

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SHELBY 1991 URBAN RENEWAL	78015	2
SHELBY URBAN RENEWAL	83003	2

TIF Debt Outstanding: 421,179

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	123,829	1,317	Amount of 07-01-2013 Cash Balance Restricted for LMI
---	----------------	--------------	---

TIF Revenue:	108,407
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	108,407

Rebate Expenditures:	10,052
Non-Rebate Expenditures:	148,386
Returned to County Treasurer:	0
Total Expenditures:	158,438

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	73,798	3,013	Amount of 06-30-2014 Cash Balance Restricted for LMI
---	---------------	--------------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 188,943**

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: SHELBY (83G795)
 Urban Renewal Area: SHELBY 1991 URBAN RENEWAL
 UR Area Number: 78015

UR Area Creation Date: 06/1992

UR Area Purpose: TO HELP PROMOTE
 ECONOMIC DEVELOPMENT IN
 THE CITY OF SHELBY.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SHELBY CITY/AHST SCH/1991 SHELBY UR TIF INCREM	78189	78190	0
SHELBY CITY AG/AHST SCH/1991 SHELBY UR TIF INCREM	78191	78192	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
 as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance
 Restricted for LMI**

TIF Revenue: 0

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 0

Rebate Expenditures: 0

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 0

**TIF Sp. Rev. Fund Cash Balance
 as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance
 Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: SHELBY (83G795)
 Urban Renewal Area: SHELBY 1991 URBAN RENEWAL (78015)
 TIF Taxing District Name: SHELBY CITY/AHST SCH/1991 SHELBY UR TIF INCREM
 TIF Taxing District Inc. Number: 78190
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	928,886	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SHELBY (83G795)
 Urban Renewal Area: SHELBY 1991 URBAN RENEWAL (78015)
 TIF Taxing District Name: SHELBY CITY AG/AHST SCH/1991 SHELBY UR TIF INCREM
 TIF Taxing District Inc. Number: 78192
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	132,160	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: SHELBY (83G795)
 Urban Renewal Area: SHELBY URBAN RENEWAL
 UR Area Number: 83003

 UR Area Creation Date: 05/1992

 UR Area Purpose: Economic development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELBY CITY/A-H-S-T SCH/UR1SC INCREM	83200	83201	4,298,392
SHELBY CITY AG/A-H-S-T SCH/UR1SA INCREM	83210	83211	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,060,618	3,753,135	0	0	-25,928	9,787,825	0	9,787,825
Taxable	0	3,201,009	3,753,135	0	0	-25,928	6,928,216	0	6,928,216
Homestead Credits									36

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	123,829	1,317	Amount of 07-01-2013 Cash Balance Restricted for LMI
---	----------------	--------------	---

TIF Revenue:	108,407
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	108,407

Rebate Expenditures:	10,052
Non-Rebate Expenditures:	148,386
Returned to County Treasurer:	0
Total Expenditures:	158,438

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	73,798	3,013	Amount of 06-30-2014 Cash Balance Restricted for LMI
---	---------------	--------------	---

Projects For SHELBY URBAN RENEWAL

Hedegaard/Hawthorne Hills

Description:	Housing agreement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Strategic Planning/eng

Description:	City improvements
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Amendment Process

Description:	Admending UR Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Water and Street Program

Description:	Replacing Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SHELBY URBAN RENEWAL

Hedegaard Housing

Debt/Obligation Type:	Rebates
Principal:	311,833
Interest:	9,346
Total:	321,179
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2016

Strategic Planning/city improvements

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/01/2012
FY of Last Payment:	2015

Non-Rebates For SHELBY URBAN RENEWAL

TIF Expenditure Amount:	4,996
Tied To Debt:	Strategic Planning/city improvements
Tied To Project:	Amendment Process

TIF Expenditure Amount:	87,891
Tied To Debt:	Strategic Planning/city improvements
Tied To Project:	Water and Street Program

TIF Expenditure Amount:	55,499
Tied To Debt:	Strategic Planning/city improvements
Tied To Project:	Strategic Planning/eng

Rebates For SHELBY URBAN RENEWAL

HEDEGAARD

TIF Expenditure Amount:	10,052
Rebate Paid To:	ALAN HEDEGAARD
Tied To Debt:	Hedegaard Housing
Tied To Project:	Hedegaard/Hawthorne Hills
Projected Final FY of Rebate:	2016

TIF Taxing District Data Collection

Local Government Name: SHELBY (83G795)
 Urban Renewal Area: SHELBY URBAN RENEWAL (83003)
 TIF Taxing District Name: SHELBY CITY/A-H-S-T SCH/UR1SC INCREM
 TIF Taxing District Inc. Number: 83201

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,060,618	3,753,135	0	0	-25,928	9,787,825	0	9,787,825
Taxable	0	3,201,009	3,753,135	0	0	-25,928	6,928,216	0	6,928,216
Homestead Credits									36

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,751,889	6,928,216	4,298,392	2,629,824	66,758

FY 2014 TIF Revenue Received: 108,407

TIF Taxing District Data Collection

Local Government Name: SHELBY (83G795)
 Urban Renewal Area: SHELBY URBAN RENEWAL (83003)
 TIF Taxing District Name: SHELBY CITY AG/A-H-S-T SCH/UR1SA INCREM
 TIF Taxing District Inc. Number: 83211

TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	103,740	0	0	0	0

FY 2014 TIF Revenue Received: 0